



MEMORANDUM
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
Miami-Dade County, Florida
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

Agenda Item No. 15 (b) 6

TO: Honorable Chairman Bruno A. Barreiro DATE: June 26, 2007
and Members, Board of County Commissioners

FROM: Harvey Ruvin, Clerk SUBJECT: Proposed Boundary Change
Circuit and County Courts to the City of Homestead
Annexation Area SW

Kay M. Sullivan, Director
Clerk of the Board

Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board has received a petition from the City of Homestead requesting a boundary change to the City of Homestead. (See legal description in the attached application).

Following consideration by the County Commission, the Code provides that this request be forwarded to the Planning Advisory Board for review, study and recommendation.

Attachment
KMS/kk



CITY OF HOMESTEAD, FLORIDA

790 N. HOMESTEAD BOULEVARD • HOMESTEAD, FLORIDA 33030
TELEPHONE: (305) 224-4400 • WEBSITE: www.cityofhomestead.com

ROSCOE WARREN, *Mayor*
STEVEN D. LOSNER, *Vice-Mayor*
CURTIS K. IVY, JR., *City Manager*

COUNCIL MEMBERS:
LYNDA BELL
AMANDA S. GARNER

NORMAN L. HODGE, JR.
JEFFREY D. PORTER
JUDY WALDMAN

May 24, 2007

CLERK OF THE BOARD
2007 JUN -4 AM 11:12
CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.
#1

Mr. Robert Kirschbaum
Miami-Dade County
Office of Strategic Business Management
111 NW 1st Street, 22nd Floor
Miami, Florida 33128

Re: Application for Annexation of "Area SW" into Homestead

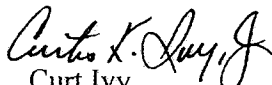
Dear Mr. Kirschbaum:

On Monday, April 16, 2007, the Homestead City Council adopted Resolution No. R2007-04-46 requesting that the Miami-Dade County Board of County Commissioners approve the annexation of "Area "SW" into the municipal boundaries of the City of Homestead.

Enclosed is one (1) original copy of the application supporting this request which also includes the above mentioned resolution. The City Clerk had also been forwarded three (3) copies of this application in a separate submission. The application has been prepared to address all requirements contained in Section 20 of the County Code related to municipal boundary changes. Included in this transmittal is a check in the amount of \$2,565 for the review fee as listed in Administrative Order No. 4-111.

If you have any questions concerning this application, please contact either myself or the Director of Development Services, Shari Kamali at (305) 224-4510. I look forward to receiving the proposed review schedule from your office for this critically important application in the near future.

Very Truly Yours,


Curt Ivy
City Manager
City of Homestead

Cc. Roscoe Warren, Mayor
City Council
Shari Kamali, Director of Development Services
Kay Sullivan, Clerk of the Board of County Commissioners
Martin Schneider, Iler Planning Group

CLERK OF THE BOARD

2007 JUN -4 AM 11:12

CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.

CITY OF HOMESTEAD
APPLICATION FOR ANNEXATION OF
"AREA SW"



FOR SUBMITTAL TO
"MIAMI-DADE COUNTY"

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Executive Summary

The City Commission of Homestead has recently approved Resolution No. R2007-04-46, which requests Miami-Dade County to effect the annexation of presently unincorporated Area SW (the "Area") into the City, pursuant to the County Charter. This area is depicted on the location map (Exhibit 1) contained in Section II of this report.

Area SW comprises of a single 40-acre parcel, and is located between SW 328th Street and SW 324th Street, and between SW 194th Avenue and SW 192nd Avenue, just beyond the western boundary of Homestead's city limits. Area SW is shown on the Miami-Dade County Comprehensive Development Plan as "Estate Density Residential", and the Area is located within the County's Urban Development Boundary (UDB). The property owner, Avenue B. Development, has indicated its support for the annexation.

Area SW is currently vacant land, and is used for agricultural purposes. Future development in Area SW will have to be consistent with environmental regulations in effect from Miami-Dade County, South Florida Water Management District, and other governmental agencies.

The City of Homestead currently provides water and sewer service on the east side of SW 192nd Avenue, immediately adjacent to the subject site. The City also owns and operates two water treatments plants, and one wastewater treatment plant. The closest water treatment plant, Wittkop Park (505 NW 9th Street), is approximately 1.9 miles from the northeast portion of Area SW, and the wastewater treatment plant (551 SE 8th Street) is approximately 2.2 miles from the northeast portion of Area SW. Furthermore, the City owns and operates its own power plant; therefore, the City can provide electrical service to the annexation area.

From a public facilities viewpoint, the City of Homestead is the governmental entity in the best position to cost-efficiently extend a number of existing urban services, such as police protection, central water and sanitary sewer, to Area SW as future development occurs. Homestead has central water and wastewater service in place across the street (SW 192nd Avenue), much closer to the Area than Miami-Dade County utilities. The Homestead Police Headquarters is located within less than 6 minutes from this Area whereas County response is estimated to be approximately 20 minutes.

It is important to note that annexation will also make local government officials and services much closer and more accessible to the property owners and residents of Area SW. As the dominant local government influencing this Area, Homestead will be better able to provide effective comprehensive planning and coordinated growth management. Area SW will become an integral component of a planned future land use pattern emanating outward from the City rather than an outlying parcel barely within the County's Urban Development Boundary (UDB).

With rapid redevelopment and ample new development that has occurred since Hurricane Andrew, the City of Homestead has a pressing need for additional rural residential lands, which can provide a diversity of estate and low density lifestyles; and stable, productive neighborhoods with lots and houses suitable for young growing families. Area SW is one of Homestead's only remaining opportunities to effectively meet these critical needs.

Area SW is effectively an enclave area sandwiched between Homestead's boundary and the County's UDB. This Area is located on the outer range of County facilities and services, making them very expensive to serve. Homestead can cost-effectively serve this Area.

In summary, Area SW will provide for the future long-term residential growth of Homestead, create much-needed jobs and increase the City's tax base. Landowners and residents in this Area will have much greater and closer access to local government officials and services provided by Homestead, as well as benefit from future infrastructure improvements sponsored in part by the City.

This report has been prepared consistent with the requirements of Chapter 20, Article I, Section 20-3 of the Miami-Dade County Code in order to document the key characteristics and impacts of the proposed annexation by the City of Homestead of Area SW.

I. Homestead City Council Resolution No. 2007-04-46

RESOLUTION NO. 2007-04-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING SUBMITTAL OF AN APPLICATION TO ANNEX INTO THE CITY AN AREA OF CONTIGUOUS REAL PROPERTY GENERALLY LOCATED BETWEEN SW 328TH STREET AND SW 324TH STREET, AND BETWEEN SW 194TH AVENUE AND SW 192ND AVENUE, COMMONLY KNOWN AS "ANNEXATION AREA SW" AS LEGALLY DESCRIBED IN EXHIBIT "A"; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 20-3 of the Miami-Dade County Code of Ordinances ("County Code") requires a Resolution of the City Council of the City of Homestead (the "City Council") approving submittal of an application for the annexation of unincorporated property into the jurisdictional limits of the City; and

WHEREAS, the City Council desires to apply to Miami-Dade County for approval of the proposed annexation of property described in Exhibit "A" (the "Property") owned by Avenue B. Development as set forth within the annexation application attached as Exhibit "B" and

WHEREAS, the existing Miami-Dade County zoning classification for the Property is AU (Agricultural) and the Land Use Designation on the Miami-Dade County Comprehensive Development Master Plan is Estate Density Residential; and

WHEREAS, pursuant to Section 30-366 "Annexed property" of the City Code of Ordinances ("City Code"), a property owner within the Property will not be permitted to develop his or her property after annexation, until such time as the owner applies for and the City Council amends the City's Comprehensive Plan (the "Plan") and re-zones his or her property to conform with the requirements of the City Code and Plan; and

WHEREAS, the City Council finds that the proposed annexation meets the goals and objectives of the City's Comprehensive Plan; and

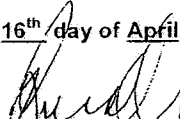
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, AS FOLLOWS:

Section 1. Approval. The City Council hereby expresses its support for the proposed annexation.


Section 2. Zoning of Annexed Lands. The initial zoning of the annexed lands shall be as provided by Section 30-366 "Annexed property" of the City's Code of Ordinances.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption.

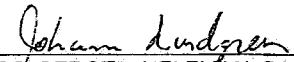
PASSED AND ADOPTED THIS 16th day of April, 2007.


ROSCOE WARREN
Mayor

ATTEST:


SHEILA PAUL SHEDD, CMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


WEISS, SEROTA, HELFMAN, PASTORIZA, COLE & BONISKE, P.A., City Attorney



Motion to adopt by Councilman Hodge seconded by Councilwoman Garner.

FINAL VOTE AT ADOPTION

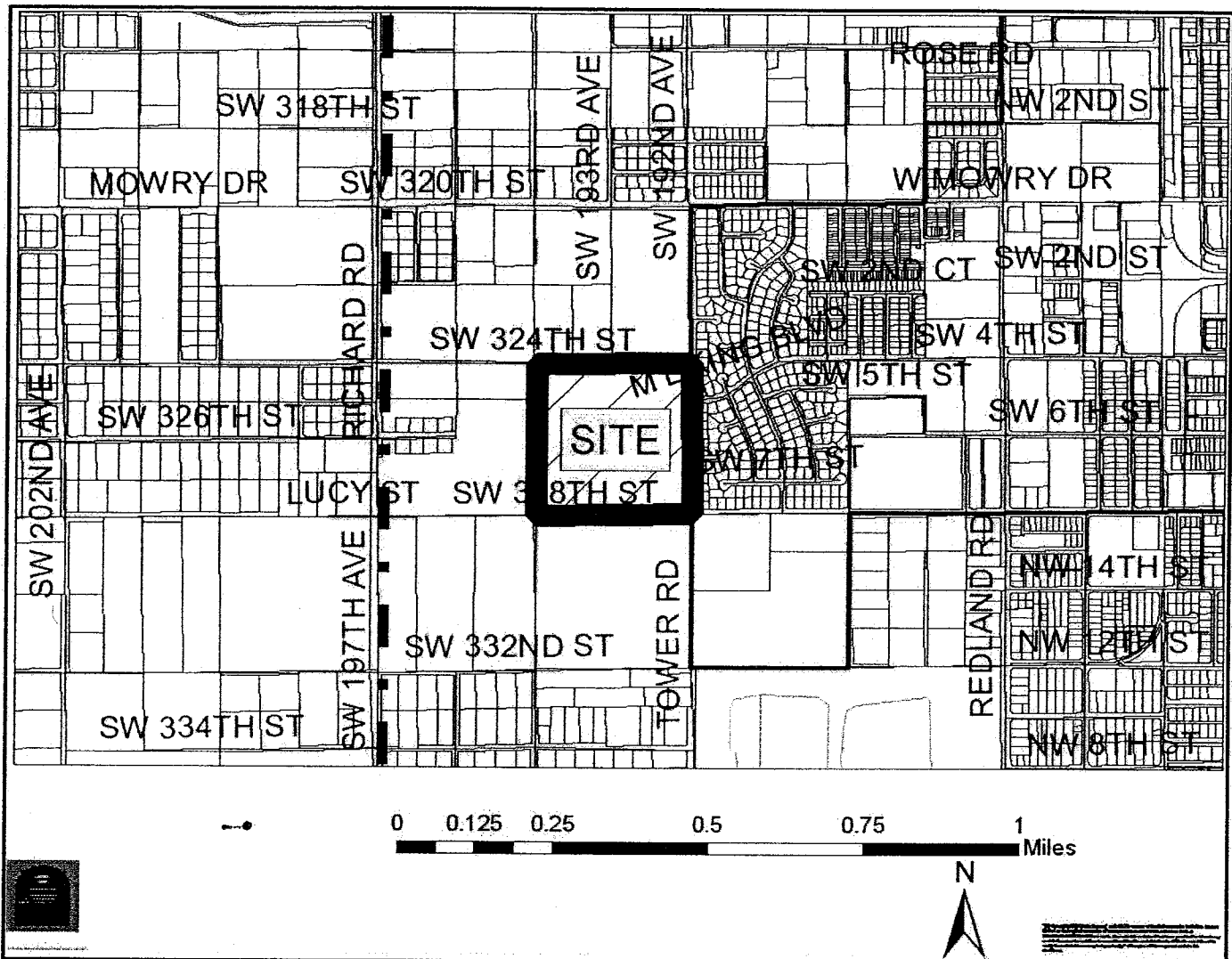
Mayor Roscoe Warren	<u>YES</u>
Vice Mayor Steven D. Losner	<u>YES</u>
Councilwoman Lynda Bell	<u>ABSENT</u>
Councilwoman Amanda S. Garner	<u>YES</u>
Councilman Norman L. Hodge, Jr.	<u>YES</u>
Councilman Jeffrey D. Porter	<u>ABSENT</u>
Councilwoman Judy Waldman	<u>YES</u>

II. Legal Description and Location Map

The legal description of Annexation Area SW is provided below and a location map of the Area is presented on the subsequent page (Exhibit 1).

14 57 38 40 AC SE1/4 OF SW1/4 LOT SIZE IRREGULAR OR 20392-3887 052002 2(2)
COC 24187-2462 01 2006 1.

Exhibit 1: Location Map of Proposed “SW” Annexation Area



Legend:



Site



Homestead City Limits



Urban Development Boundary (UDB)

III. Grounds for the Proposed Boundary Changes

Area SW

The location of Annexation Area Southwest ("Area SW") is shown in EXHIBIT 1. It is bordered by the City of Homestead along its eastern boundary; otherwise the remaining boundary is adjacent to unincorporated Miami-Dade County. Area SW is 40-acres, and is undeveloped. It is currently active agricultural farmland.

Elimination of Enclaves

Area SW is effectively an enclave area sandwiched between Homestead's boundary and the County's UDB. Because of its location on Miami-Dade County's far southwestern periphery, it is not practical for the County to effectively serve the area.

Infrastructure Provided More Efficiently

Homestead can cost-effectively serve this area to a much greater level than Miami-Dade County. Homestead has central water and wastewater services in place near the Area and owns approximately 88 miles of sewer lines of various sizes with a total of 45 pump stations owned by the City. The City's wastewater treatment plant was enlarged in 1999 to be able to treat up to 6 MGD. The operation of the plant is such that an average of 5.1 million gallons of treated, high-quality effluent water is being returned daily. According the City's Capital Improvement Program (CIP) for the year 2005/2006 and 2007 to 2012, \$15 million has been set aside to expand the wastewater treatment plant. By the year 2008 to 2009, the City will increase the wastewater treatment plant capacity to 10 MGD, leaving approximately 5 MGD of available capacity to serve the annexation area at the adopted level-of-service of 100 gallons per capita.

The water capacity of the City is also able to serve the proposed Area. According to the City's Consumptive Use Permit (CUP) with Miami-Dade County, Homestead has a daily maximum capacity of 13.38 MGD; however, the City only averages approximately 9 million gallons per day; thus, approximately 4.38 MGD of capacity should be available to serve the annexation area when necessary at the adopted level-of-service of 200 gallons per capita per day.

The City is also addressing transportation improvements through its Transportation and Transit Master Plan (TTMP), adopted in August 2006 to ensure adequate development of roadway and transit infrastructure in the City of Homestead. There are currently no major transportation improvements near proposed Annexation Area SW; however, the City is in an excellent position to cost-effectively extend key infrastructure facilities and services to the Area SW as the need dictates.

Police and Other Services - More Frequent, Closer and Faster

In addition to the road, potable water and sanitary sewer investments outlined above, which have been made in very close proximity to the Area, Homestead will also provide the most logical and cost-efficient extension of other services to the Area including local police protection and solid waste collection. Homestead police response to the Area will be less than 6 minutes, which is much more rapid than the estimated Miami-Dade County Police Department serving Homestead (Cutler Ridge District Station #4) with a response time of approximately 20 minutes.

The City of Homestead collects and transports solid waste from City accounts to the County landfill. The City's solid waste generation was 59,493 tons for the year 2006. The City's budget covers the purchases of new vehicles (for increased routes) as demand dictates, and will be more than adequate to provide full collection services to the proposed SW Area.

Governmental Services Much More Convenient

Property owners and residents in this Area will also benefit from close proximity to City general government activities and services including City Commission meetings, elected officials, administrative personnel, and building review and permitting. In addition the City has active local affordable housing and economic development programs which will be readily-accessible to future residents in the Area.

Consistent With City and County Comprehensive Plan

With redevelopment and a significant amount of new development occurring, including the construction of several Planned Unit Developments (PUDs) in varying stages of completion, the City has a pressing need for additional low-density residential lands, which can provide a diversity of low-density lifestyles and stable, productive neighborhoods with lots and houses suitable for young growing families. With nearly all the large parcels of land within the City consumed by development, Area SW offers Homestead one of only a few remaining opportunities to effectively meet these critical needs in an area within the Urban Development Boundary (UDB) which can receive urban services easily and efficiently. The area of the City next to Area SW is designated "Low Density Residential" on the City's Future Land Use Map. The proposed land use and zoning designations for this Area are fully consistent with the County's Comprehensive Development Master Plan (CDMP) and its Future Land Use Map.

Environmental Constraints

Area SW does not have any wetlands or other environmental concerns. It is currently agricultural land. It is surrounded on the north, south and west by agricultural lands; and to the east by an existing low-density residential neighborhood within Homestead's City limits.

Summary

Proposed Annexation Area SW is essentially an enclave area between Homestead and the UDB line. None of the proposed Area lies outside of the UDB. This Area cannot be cost-efficiently served by Miami-Dade County with infrastructure, police, or governmental services. Although this Area has a predominant agricultural lifestyle, it still requires facilities and services and this need will be growing in the future according to the County's own adopted Land Use Plan. Homestead is in the best position to provide these facilities and services to the Area's residents and landowners over the long-term. This Area is a drain of County coffers and thus this annexation will be revenue positive for the County and revenue negative for Homestead at least in the initial years. However, the City is planning for the future and what is best for Homestead's long-term health and prosperity.

The landowner of Area SW is Avenue B. Development, Inc. As evidenced by the letters contained in Section XII of this Report, the Property Owner has submitted a letter of interest for annexation, as well as a signed "Consent to Petition for Annexation" form indicating full support for the annexation of Area SW into the City of Homestead. Area SW will benefit greatly from this annexation proposal by receiving better, cheaper and more extensive facilities and services, and being closer to their local government, making more frequent participation much easier.

For the above-described reasons, the City Commission of the City of Homestead formally requests that the Miami-Dade County Board of County Commissioners approve the annexation of Area SW into the jurisdiction of the City.

IV. Services to be Provided

1. Police Protection

The Homestead Police Department (4 South Krome Avenue) is located approximately 1.8 miles from the Annexation Area, and would have less than a 6-minute response time to the Area. The Homestead police force is staffed with 106 sworn officers and 30 reserve officers. Currently, the Miami-Dade County police station serving Homestead is the Cutler Ridge District Station #4 (10800 SW 211th Street), which is located more than 15 miles away from the Annexation Area (drive time of approximately 20 minutes). Because of the proximity and large staffing of the Homestead police force, the City of Homestead can more effectively provide police service to the Annexation Area. A strong working partnership with Miami-Dade Police will be maintained after annexation to provide backup for City Police in cases of major crime events and traffic accidents, should they occur.

2. Fire Protection/Emergency Medical

Fire and emergency medical services would continue to be provided by Miami-Dade County through an interlocal agreement with the City. Fire Station No. 16 (325 NW 2nd Street) currently serves the Annexation Area, and is only 1.82 miles from the Annexation Area with less than a 5-minute response time.

3. Water Supply and Distribution

The City's potable water system consists of a groundwater supply source, treatment plants, and distribution and storage network. Before being used for public consumption, water is treated by fluoridation and chlorinating. Homestead's water facilities are located at Harris Field and Wittkop Park. The total treatment capacity is 17 million gallons per day, but the City only averages 9 million gallons per day, with a maximum daily capacity of 13.38 MGD allowed by its current Consumptive Use Permit (CUP); which leaves over 4 MGD for the City, a sufficient enough surplus of water to serve the annexation area at the current adopted level-of-service (LOS) standard of 200 gallons per capita per day.

4. Sanitary Sewer Facilities

As mentioned previously, the City's wastewater treatment plant was enlarged in 1999 to be able to treat up to 6 MGD. The operation is currently such that an average of 5.1 million gallons of treated, high-quality effluent water is being returned to the aquifer daily. Homestead also owns approximately 88 miles of sewer lines of various sizes with a total of 45 pump stations owned by the City. The City's schedule of capital improvements for the year 2005/2006 and 2007 to 2012 calls for a \$15 million investment to expand the City's wastewater treatment plant, which will increase the treatment capacity to 10 MGD by the year 2008 to 2009. These upgrades will help the City to maintain its sanitary sewer level-of-

service (LOS) standard of 100 gallons per capita per day. With 10 MGD sanitary sewer capacity by 2008 to 2009, the City will easily be able to provide sanitary sewer service to the annexation area.

5. Solid Waste Removal and Disposal

The Homestead Solid Waste Division provides services for the collection and transport of solid waste to the Miami-Dade County Disposal System. The County Disposal System utilizes a combination of resource recover (waste-to-energy) and landfill facilities. The City's budget covers the purchases of new vehicles (for increased routes) as demand dictates. Last year, the City collected and disposed of 59,493 tons of solid waste for the year 2006. The Solid Waste Division utilizes semiautomatic, utilizes semiautomatic, ninety-five gallon roll-out carts for residential garbage collection. The City provides garbage receptacles and residential service twice per week, as well as bulk trash service. In addition, service is provided one to six times per week for institutional and commercial customers. The City maintains a level-of-service (LOS) standard of 7 pounds of solid waste daily per person. With the current level-of-service, and City's budget to meet the demand of service, Homestead will easily be able to provide sanitary sewer service to the annexation area.

6. Road Construction and Maintenance

Homestead maintains all local streets within its jurisdiction except arterials and expressways such as the Florida Turnpike, US Highway 1, and Krome Avenue. Many minor arterials and collector streets are constructed and improved by the private sector as development occurs with maintenance responsibility transferring to the City once improvements are completed.

Any roads and streets built in the future in Area SW will be constructed/improved by private development. All public roads will be maintained by the City of Homestead, and private streets will be maintained by the developer or by an approved Homeowners Association (HOA).

7. Parks and Recreation

Homestead has an exceptional system of parks with onsite facilities and recreational programs for youth and adults. The City has 16 parks totaling approximately 275.9 acres. These parks include playing fields, courts running tracks, a YMCA complex (pool, community center, gym, fitness center, and child care), a rodeo arena, vita courses, bike paths and tracks, picnic areas, and open space. Sports at these facilities include basketball, tennis, softball, baseball, football, soccer, swimming, bicycling, running, shuffleboard, and horseshoes. Currently, there are two (2) County parks (Fuchs Hammock Preserve and Navy

Wells Pineland Preserve) within two (2) miles of the Annexation Area; however, there are six (6) City parks within two (2) miles of the Annexation area that total more than 22 acres. These parks include Blakley Park (7.8 acres), a mini park at SW 5th Street and 4th Avenue (0.7 acres), Phichol Williams Community Center (2.5 acres), Roby George Park (4.8 acres), Tatum Park (2.5 acres), and Wittkop Park (3.9 acres). Of the six City parks, three (3) parks (Blakley Park, Roby George Park, and Phichol Williams Community Center) are within one (1) mile of the Annexation Area. Homestead parks and recreation sites, and facilities are more accessible to Area SW than existing County facilities. It is also more cost-effective for Homestead to provide park and recreation services to the existing and future residents of the proposed Annexation Area than any other government entity.

8. Electric Service and Street Lighting

Electric service and the street lighting system in Homestead are provided by the City. The City also provides electrical services adjacent to the Annexation Area, and has adequate capacity to serve the future electrical needs of the subject Area as development occurs. The standards for street lighting in the proposed Area will be fully consistent with the South Florida Building Code and State Energy Code.

9. Stormwater Management

Regional stormwater management standards in Homestead are implemented by the South Florida Water Management District and Miami-Dade County Department of Environmental Resources Management. All proposed development projects must obtain the required regional and county stormwater management permits prior to issuance of a City building permit. This same procedure will apply to the subject Area, if annexation is approved.

10. Comprehensive Planning

The current City of Homestead Comprehensive Plan was approved, pursuant to Florida Statutes, on April 2, 2001. The City submitted their adopted Evaluation and Appraisal Report (EAR) in July 2005 as is required by the State. The EAR is being reviewed by the Florida Department of Community Affairs, and eventually found to be "sufficient" in terms of planning for the growth and development of the City. Within 18 months of sufficiency review, the City must adopt Comprehensive Plan amendments to address the issues identified in the EAR. Proposed land use categories for the Annexation Area are presented later in this document. It is intended at this time that the future land use in Area SW will be consistent with the designations shown on the County's adopted 2015 to 2025 Land Use Plan.

Comprehensive Plan amendments are reviewed by the Planning and Zoning Board (PZB), which is also the designated Local Planning Agency (LPA). Following the LPA's review and

recommendation, Plan amendments are considered by the City Commission and, if approved, transmitted to the Florida Department of Community Affairs (FDCA) for review, pursuant to Florida Statutes.

If Area SW is approved for annexation, a Comprehensive Plan amendment will be initiated to formally add the new Area to the Future Land Use Map, include any capital improvements necessary to maintain level-of-service standards, ensure that all environmental goals, objectives and policies are met, and modify other Plan Elements as appropriate. In future land use planning for the proposed Area, the prevention of inefficient and costly urban sprawl, and conservation of agricultural and critical environmental resources will be priority objectives.

As the dominant municipal government currently influencing the future development of the subject Area, Homestead will be better able to provide effective and coordinated future comprehensive planning. This is because of the fact that this Area will become an integral component of a planned future land use pattern emanating outward from the center of the City rather than remaining as an "outparcel" on the distant periphery of Miami-Dade County's future development boundary.

11. Site Planning and Zoning Administration

Homestead maintains a City Zoning Code consistent with the adopted Comprehensive Plan. All site plans for proposed development are reviewed for consistency with the Comprehensive Plan and Zoning Code by the Development Services Department planning staff.

The Planning and Zoning Board reviews all requests for rezonings, variances and special use permits, and submits recommendations related to these matters to the City Commission for final action. If annexation is approved, Area SW will receive the site planning and zoning administration services of Homestead, which are considerably more accessible to the property owners and residents of the proposed Area than similar County services, saving these citizens valuable time and money.

12. Building Permitting and Inspections

The City maintains a full service Building Division that processes building permits, conducts building inspections, and issues citations for City and Building Code violations. These City services would be much closer to the property owners and residents of the Area than similar services now provided by Miami-Dade County at the South Miami-Dade Government Center. All applicable federal, state, regional and county stormwater management and environmental permits are required to be obtained prior to the issuance of any specific City building permit.

13. Housing and Economic Development Programs

Homestead offers a wide array of affordable housing and economic development programs, including a Federal Empowerment Zone, Community Redevelopment Agency, and Community Development Block Grant housing program. These programs are available at City Hall located at 790 North Homestead Boulevard, which is approximately 2.7 miles from the proposed Annexation Area. If annexation is approved, existing and future residential and commercial owners in Area SW will have ready access to these nearby program services rather than having to drive a considerable distance to access similar County programs and compete countywide for program funding.

14. General Government

Homestead is a municipal corporation established under Florida Statutes and the Miami-Dade County Charter, and governed by an elected City Council consisting of seven (7) councilpersons (mayor, vice mayor and five council members). The City Manager is appointed by the City Council and is responsible for the direction and supervision of all departments, agencies and employees of the City. Annexation approval will provide the Area property owners and residents much better access to their local government and political leaders.

V. Timetable to Supply Services

<u>Service</u>	<u>Timetable</u>
1. Police Protection.....	Immediate
2. Fire Protection/Emergency Medical.....	Immediate
3. Water Supply and Distribution.....	As required by future development
4. Sanitary Sewer Facilities.....	As required by future development
5. Solid Waste Removal.....	As required by future development
6. Road Construction and Maintenance.....	As required by future development
7. Parks and Recreation.....	As required by future development
8. Electric Service and Street Lighting.....	Immediate
9. Stormwater Management.....	As required by future development
10. Comprehensive/Environmental Planning.....	Immediate
11. Site Planning and Zoning Administration.....	As required by future development
12. Building Permitting and Inspections.....	As required by future development
13. Housing and Economic Development Programs.....	As required by future development
14. General Government.....	Immediate

VI. Financing of Services

1. Police Protection

The Homestead Police Department is funded through the City's General Fund. If Area SW is annexed into the City, increased property tax collections from the Area will pay for police services needed in the near term. As development occurs in the Area, it is anticipated that increased property values will generate greater revenues, which will offset additional police service costs over the longer term.

2. Fire Protection/Emergency Medical

Fire protection and emergency medical services are funded through Miami-Dade County through an interlocal agreement with the City of Homestead using existing tax revenue. Any additional fire and emergency medical costs incurred by the County as a result of future growth in the proposed Annexation Area are expected to be offset by higher tax revenues from Area SW.

3. Water Supply and Distribution

Future costs associated with water main extensions and connections will be paid for by private developers as development in the proposed Area progresses. Water treatment plant expansion will not be needed to accommodate future growth in the Area. Monthly water usage charges will provide the revenues necessary for operation and maintenance of the potable water treatment and distribution system.

4. Sanitary Sewer Facilities

Future costs associated with sanitary sewer line extensions and connections will be paid by private developers as development in the proposed Area progresses. Treatment plant capital costs, if needed, will be funded by impact fees and other existing sources. Monthly sewer usage charges will provide the revenues necessary for operation and maintenance of the wastewater treatment plant, pump stations and lines outside of Homestead by Miami-Dade County and the collection system within Homestead.

5. Solid Waste Removal and Disposal

Solid waste disposal costs generated from the proposed Area will be borne by the City of Homestead and paid from user fees.

6. Road Construction and Maintenance

New roadways and expansions of existing streets necessary to accommodate future development will be funded by the private development sector through direct construction and by the State, County and City using gas taxes, impact fees and ad valorem taxes generated from future development in the proposed Annexation Area.

7. Parks and Recreation

Parks and recreational programs are funded via the Homestead General Fund and impact fees. It is anticipated that existing development in Annexation Area SW will not impose any significant burdens on existing City park and recreation facilities. In addition, existing park and recreation facilities should easily serve the proposed Area as initial future development occurs, and expansions will be made as needed to adequately address longer-term recreational needs.

8. Electric Service and Street Lighting

Electric service and street lighting will be funded by the City through user fees as future development occurs.

9. Stormwater Management

Local drainage improvements in the proposed Area will be funded by the private sector as future development occurs. Regional stormwater management improvements, if necessary to serve future development in Area SW, will be funded by the South Florida Water Management District through property tax revenues and other sources.

10. Comprehensive Planning

Comprehensive planning services in Homestead are paid from the General Fund. Planning for the proposed Area will be funded from increased property tax revenues. Private sector Comprehensive Plan amendments are funded from application fees.

11. Site Planning and Zoning Administration

Site planning and zoning administration are funded by fees collected from private developers as they submit project applications. This same source will be used to pay for site planning and zoning administration as future development occurs in proposed Area SW.

12. Building Permitting and Inspections

Building permitting and inspections are paid for by fees collected from private developers as project applications are submitted. This same source will be used to pay for building permitting and inspections as future development occurs in the subject Area.

13. Housing and Economic Development Programs

These programs are funded from federal, state and county sources, and these sources are expected to continue and be available to serve the future residents of the proposed Annexation Area.

14. General Government

General government services in Homestead are funded from the General Fund. For the proposed Annexation Area SW, these services will be funded from increased property tax revenues.

VII. Tax Load on Area to be Annexed

According to Miami-Dade County Property Appraiser's Office, the 2006 total taxable property value in Area SW is as follows (this includes a \$3,492,000.00 Agricultural Exemption):

Real Property	\$145,303
<u>Personal Property</u>	<u>\$-0-</u>
Total Property	\$145,303

Applying the 23.1938 mill unincorporated ad valorem tax rate, the 2006 property tax collections by Miami-Dade County from Area SW totals approximately \$3,370. If the Area is annexed into the City of Homestead, the County would collect the countywide ad valorem tax rate of 20.7468 mills (2006), but would not assess the Urban Municipal Service Area (USMA) rate of 2.447 mills.

Area SW property owners would be subject to the City's ad valorem tax rate of 6.25 mills (current), which would generate an estimated \$908 annually in real property tax revenues for Homestead, based on the 2006 tax role. Based on 2006 millage rates for the City and the County, the annexation of the proposed Area would impose an additional ad valorem tax on Area SW property owners of 3.803 mills, which is the difference between the City of Homestead's millage rate (6.25 mills) and the County's USMA rate (2.447 mills). Therefore, the total millage rate Area SW would increase from 23.1938 mills to 26.9968 mills.

VIII. Land Use Plan and Zoning for Subject Area

The City intends to apply future land use categories to proposed Annexation Area SW that are consistent with the designations shown on Miami-Dade County's Adopted 2015 and 2025 Land Use Plan. The current and proposed designation for the area is "Estate Density", which permits 1 to 2.5 dwelling units per gross acre. Maps of the Existing County Land Use for Annexation Area SW (**Exhibit 2**) and the Proposed City Land Use for Annexation Area SW (**Exhibit 3**) are included on pages 24 and 25 of this report, respectively.

The area adjacent to the north, south and west is designated as "Estate Density"; and the area to the east within the corporate limits of Homestead is "Low Density Residential" (2.5 to 6 dwelling units per gross acre). The County's zoning designation (AU – Agricultural Use) for Area SW is shown in **Exhibit 4** on page 26 of this report, and the proposed zoning by the City for Annexation Area SW (AU – Agricultural Use) shown in **Exhibit 5** on page 27. The proposed zoning by the City for Annexation Area SW is the same as the current County zoning designation for the area, and it is generally consistent with the County's Future Land Use Plan for the Area.

A map of the EDR (County) area, showing a grid of streets. The map is oriented with North at the top. The streets shown include SW 322ND ST, SW 321ST ST, SW 320TH ST, SW 319TH ST, SW 318TH ST, SW 317TH ST, SW 316TH ST, SW 315TH ST, SW 314TH ST, SW 313TH ST, SW 312TH ST, SW 311TH ST, SW 310TH ST, SW 309TH ST, SW 308TH ST, SW 307TH ST, SW 306TH ST, SW 305TH ST, SW 304TH ST, SW 303TH ST, SW 302TH ST, SW 301ST, SW 300TH ST, SW 299TH ST, SW 298TH ST, SW 297TH ST, SW 296TH ST, SW 295TH ST, SW 294TH ST, SW 293TH ST, SW 292TH ST, SW 291ST, SW 290TH ST, SW 289TH ST, SW 288TH ST, SW 287TH ST, SW 286TH ST, SW 285TH ST, SW 284TH ST, SW 283TH ST, SW 282TH ST, SW 281ST, SW 280TH ST, SW 279TH ST, SW 278TH ST, SW 277TH ST, SW 276TH ST, SW 275TH ST, SW 274TH ST, SW 273TH ST, SW 272TH ST, SW 271ST, SW 270TH ST, SW 269TH ST, SW 268TH ST, SW 267TH ST, SW 266TH ST, SW 265TH ST, SW 264TH ST, SW 263TH ST, SW 262TH ST, SW 261ST, SW 260TH ST, SW 259TH ST, SW 258TH ST, SW 257TH ST, SW 256TH ST, SW 255TH ST, SW 254TH ST, SW 253TH ST, SW 252TH ST, SW 251ST, SW 250TH ST, SW 249TH ST, SW 248TH ST, SW 247TH ST, SW 246TH ST, SW 245TH ST, SW 244TH ST, SW 243TH ST, SW 242TH ST, SW 241ST, SW 240TH ST, SW 239TH ST, SW 238TH ST, SW 237TH ST, SW 236TH ST, SW 235TH ST, SW 234TH ST, SW 233TH ST, SW 232TH ST, SW 231ST, SW 230TH ST, SW 229TH ST, SW 228TH ST, SW 227TH ST, SW 226TH ST, SW 225TH ST, SW 224TH ST, SW 223TH ST, SW 222TH ST, SW 221ST, SW 220TH ST, SW 219TH ST, SW 218TH ST, SW 217TH ST, SW 216TH ST, SW 215TH ST, SW 214TH ST, SW 213TH ST, SW 212TH ST, SW 211ST, SW 210TH ST, SW 209TH ST, SW 208TH ST, SW 207TH ST, SW 206TH ST, SW 205TH ST, SW 204TH ST, SW 203TH ST, SW 202TH ST, SW 201ST, SW 200TH ST, SW 199TH ST, SW 198TH ST, SW 197TH ST, SW 196TH ST, SW 195TH ST, SW 194TH ST, SW 193TH ST, SW 192TH ST, SW 191ST, SW 190TH ST, SW 189TH ST, SW 188TH ST, SW 187TH ST, SW 186TH ST, SW 185TH ST, SW 184TH ST, SW 183TH ST, SW 182TH ST, SW 181ST, SW 180TH ST, SW 179TH ST, SW 178TH ST, SW 177TH ST, SW 176TH ST, SW 175TH ST, SW 174TH ST, SW 173TH ST, SW 172TH ST, SW 171ST, SW 170TH ST, SW 169TH ST, SW 168TH ST, SW 167TH ST, SW 166TH ST, SW 165TH ST, SW 164TH ST, SW 163TH ST, SW 162TH ST, SW 161ST, SW 160TH ST, SW 159TH ST, SW 158TH ST, SW 157TH ST, SW 156TH ST, SW 155TH ST, SW 154TH ST, SW 153TH ST, SW 152TH ST, SW 151ST, SW 150TH ST, SW 149TH ST, SW 148TH ST, SW 147TH ST, SW 146TH ST, SW 145TH ST, SW 144TH ST, SW 143TH ST, SW 142TH ST, SW 141ST, SW 140TH ST, SW 139TH ST, SW 138TH ST, SW 137TH ST, SW 136TH ST, SW 135TH ST, SW 134TH ST, SW 133TH ST, SW 132TH ST, SW 131ST, SW 130TH ST, SW 129TH ST, SW 128TH ST, SW 127TH ST, SW 126TH ST, SW 125TH ST, SW 124TH ST, SW 123TH ST, SW 122TH ST, SW 121ST, SW 120TH ST, SW 119TH ST, SW 118TH ST, SW 117TH ST, SW 116TH ST, SW 115TH ST, SW 114TH ST, SW 113TH ST, SW 112TH ST, SW 111ST, SW 110TH ST, SW 109TH ST, SW 108TH ST, SW 107TH ST, SW 106TH ST, SW 105TH ST, SW 104TH ST, SW 103TH ST, SW 102TH ST, SW 101ST, SW 100TH ST, SW 99TH ST, SW 98TH ST, SW 97TH ST, SW 96TH ST, SW 95TH ST, SW 94TH ST, SW 93TH ST, SW 92TH ST, SW 91ST, SW 90TH ST, SW 89TH ST, SW 88TH ST, SW 87TH ST, SW 86TH ST, SW 85TH ST, SW 84TH ST, SW 83TH ST, SW 82TH ST, SW 81ST, SW 80TH ST, SW 79TH ST, SW 78TH ST, SW 77TH ST, SW 76TH ST, SW 75TH ST, SW 74TH ST, SW 73TH ST, SW 72TH ST, SW 71ST, SW 70TH ST, SW 69TH ST, SW 68TH ST, SW 67TH ST, SW 66TH ST, SW 65TH ST, SW 64TH ST, SW 63TH ST, SW 62TH ST, SW 61ST, SW 60TH ST, SW 59TH ST, SW 58TH ST, SW 57TH ST, SW 56TH ST, SW 55TH ST, SW 54TH ST, SW 53TH ST, SW 52TH ST, SW 51ST, SW 50TH ST, SW 49TH ST, SW 48TH ST, SW 47TH ST, SW 46TH ST, SW 45TH ST, SW 44TH ST, SW 43TH ST, SW 42TH ST, SW 41ST, SW 40TH ST, SW 39TH ST, SW 38TH ST, SW 37TH ST, SW 36TH ST, SW 35TH ST, SW 34TH ST, SW 33TH ST, SW 32TH ST, SW 31ST, SW 30TH ST, SW 29TH ST, SW 28TH ST, SW 27TH ST, SW 26TH ST, SW 25TH ST, SW 24TH ST, SW 23TH ST, SW 22TH ST, SW 21ST, SW 20TH ST, SW 19TH ST, SW 18TH ST, SW 17TH ST, SW 16TH ST, SW 15TH ST, SW 14TH ST, SW 13TH ST, SW 12TH ST, SW 11TH ST, SW 10TH ST, SW 9TH ST, SW 8TH ST, SW 7TH ST, SW 6TH ST, SW 5TH ST, SW 4TH ST, SW 3TH ST, SW 2TH ST, SW 1ST. The map also shows the locations of EDR (County) and EDR (City).

0 ————— 383 ft

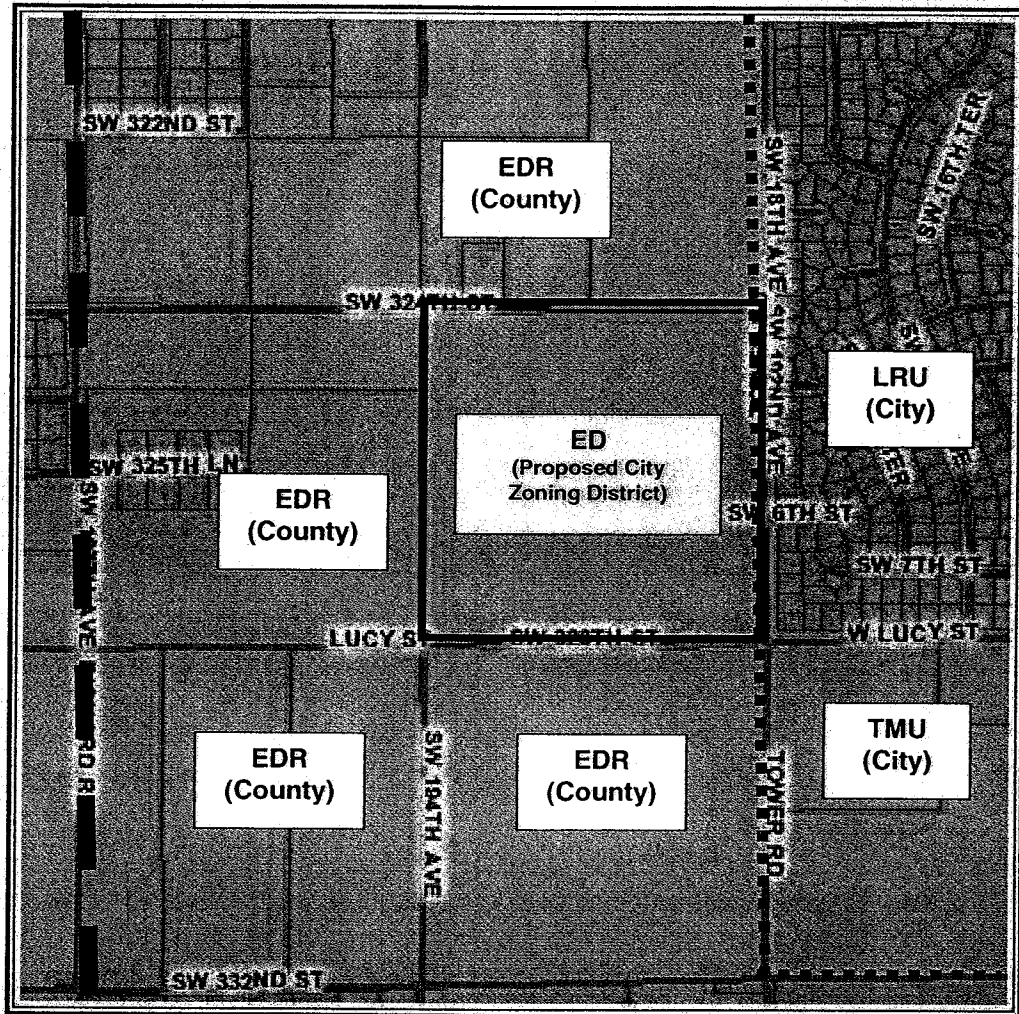


Homestead City Limits

Urban Development Boundary

EDR = Estate Density (1-2.5 dwelling units per acre)

Exhibit 3: Proposed City Future Land Use Map of Annexation Area "SW"



Digital Orthophotography - 2006

0 383 ft



Legend:

■ ■ ■ ■ Homestead City Limits

— — Urban Development Boundary

Future Land Use Designation:

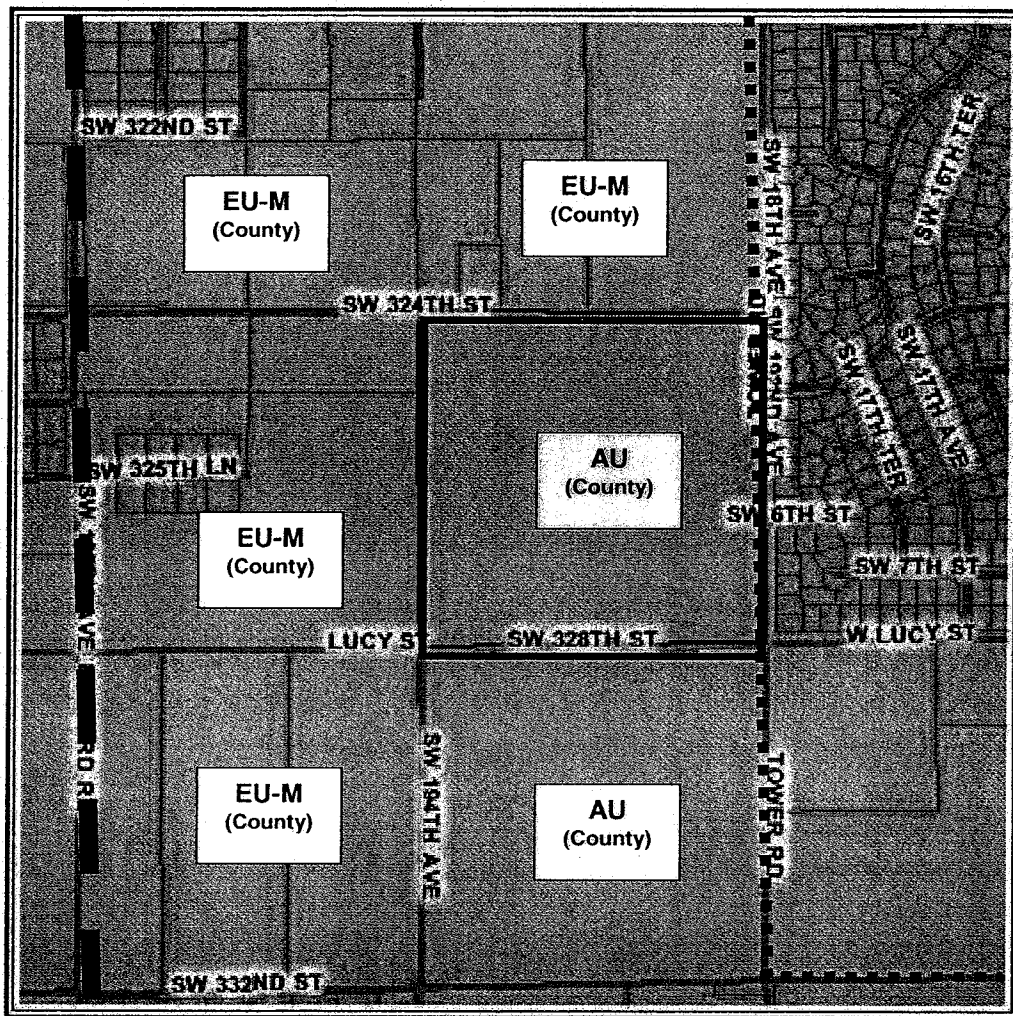
ED = Estate Density (City)

EDR = Estate Density (County)

LRU = Low Density Residential (City)

TMU = Technology Mixed Use (City)

Exhibit 4: Existing County Zoning Map of Proposed "SW" Annexation Area



Digital Orthophotography - 2008

0 — 383 ft



Legend:

■ ■ ■ ■ Homestead City Limits

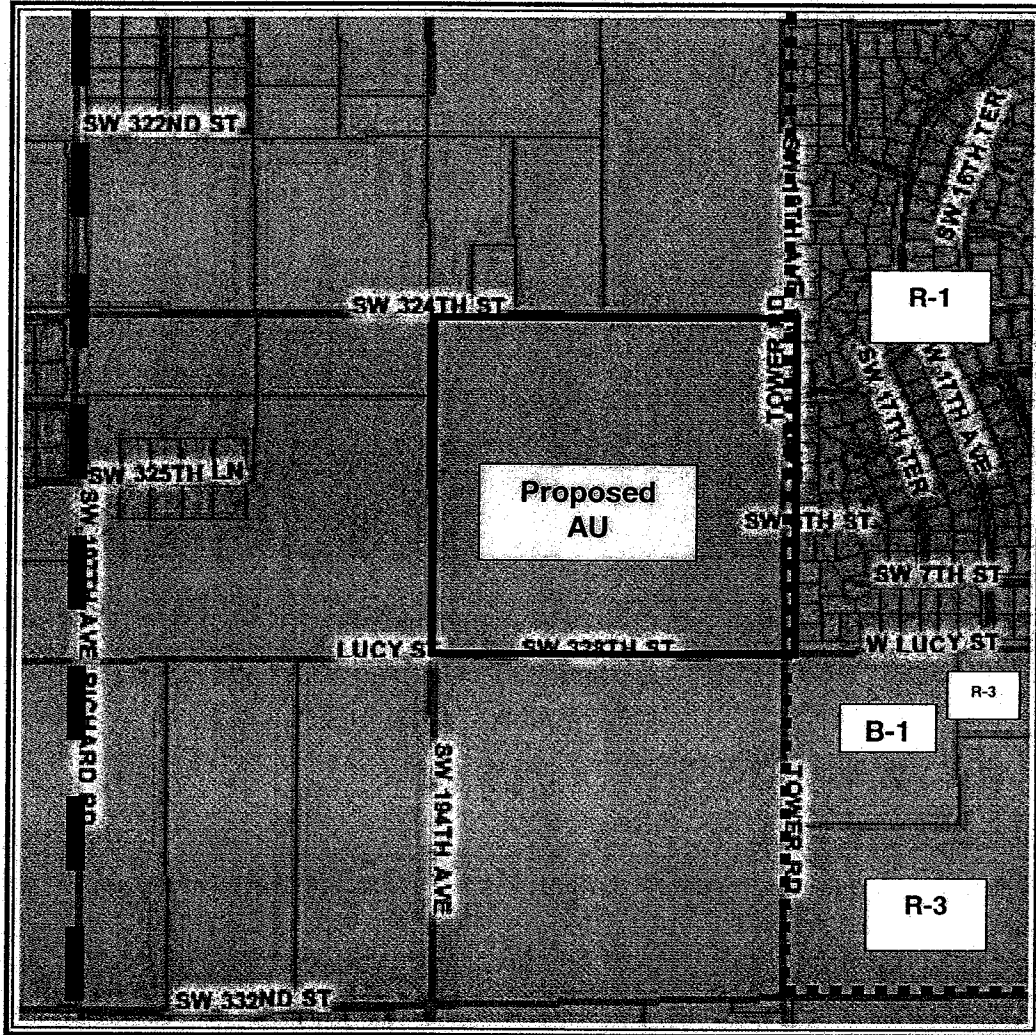
— — Urban Development Boundary

Future Land Use Designation:

AU = Agricultural/Residential 5 acres gross.

EU-M = Estates modified, single-family, minimum lot area 15,000 sq. ft. net.

Exhibit 5: Proposed City Zoning of Annexation Area "SW"



Digital Orthophotography - 2006

0 — 383 ft



Legend:

■ ■ ■ ■ Homestead City Limits

— — Urban Development Boundary

Future Land Use Designation:

A-2 = One-Family, Half-Acre Estate.

R-3 = Multiple-Apartment District.

B-1 = Restricted Retail Commercial District.

MIAMI-DADE
COUNTY

mãeidade.gov

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-
DADE COUNTY,
FLORIDA, ON THIS
24TH DAY OF
JANUARY 2007.

Lester Sola
Supervisor of Elections
Miami-Dade County

Delaney, David M. 2004.

X. Affidavit Certifying the Mailing of Notices of Annexation

AFFIDAVIT CERTIFYING THE MAILING OF NOTICES OF ANNEXATION

STATE OF FLORIDA)
 ss


COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, appeared Frances Schwartz, personally known to me, being over the age of 18 years, and under oath, deposes and says:

1. That she is the Planning & Zoning Assistant of the City of Homestead.
2. That under the direction of your Affiant the attached written notice (Exhibit "A" hereto) regarding the proposed Annexation know as "Annexation Area SW" into the City of Homestead, was sent to all owners of property within the annexation area "Annexation Area SW" and within 600 feet of the annexation area.
3. That the written notices were mailed individually by Frances Schwartz, Planning & Zoning Assistant of the City of Homestead to such property owners on the date of such notice letters.
4. That the names and addresses of each and everyone of the property owners to which the notices were mailed are set forth on the attached list (Exhibit "B" hereto)

FUTHER AFFIANT SAYETH NAUGHT.

Dated at Homestead, Miami-Dade County, Florida this 10th day of April 2007

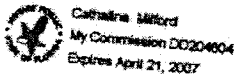

FRANCES SCHWARTZ, PLANNING & ZONING
ASSISTANT
Affidavit

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 10TH DAY OF
APRIL 2007


NOTARY PUBLIC AT LARGE

My commission expires:

April 21, 2007



XI. Written Notice of Public Hearing

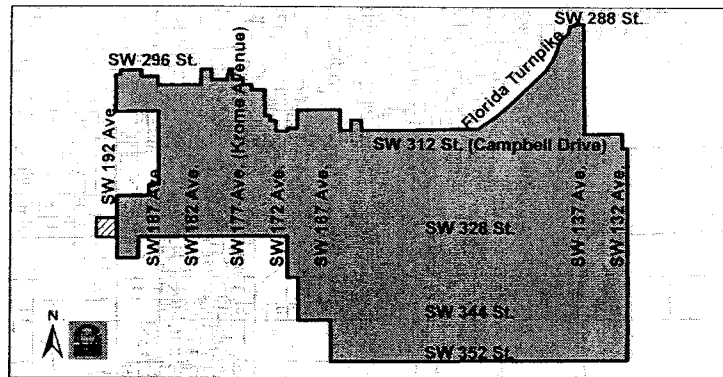
NOTICE OF PUBLIC HEARING CONSIDERATION OF ANNEXATION CITY OF HOMESTEAD, FL

PLEASE TAKE NOTICE AND BE ADVISED that the City of Homestead, Florida, will hold a Public Hearing on Monday, April 16, 2007 at 7:00 P.M. or as soon thereafter as can be heard, in the Council Chambers at City Hall, 790 N. Homestead Boulevard, Homestead, Florida, to consider the annexation of Area SW. A legal description and map of the area may be reviewed by the members of the public during normal business hours, 8:00 A.M. to 5:00 P.M., Monday through Friday at the City Clerks office at the City of Homestead City Hall. All members of the public are invited to attend and participate in said meeting.

The City of Homestead proposes to adopt the following resolution:

RESOLUTION XX-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING SUBMITTAL OF AN APPLICATION TO ANNEX INTO THE CITY AN AREA OF CONTIGUOUS REAL PROPERTY GENERALLY LOCATED BETWEEN SW 328TH STREET AND SW 324TH STREET, AND BETWEEN SW 194TH AVENUE AND SW 192ND AVENUE, COMMONLY KNOWN AS "ANNEXATION AREA SW" AS LEGALLY DESCRIBED IN EXHIBIT "A"; AND PROVIDING FOR AN EFFECTIVE DATE.



Annexation Area SW is shown as hatched; City of Homestead is highlighted.

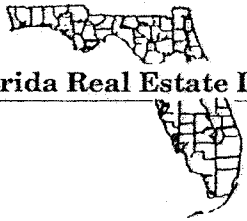
PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision made by the City Council with respect to any matter considered at this hearing, such interested persons will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SHEILA SHEDD, CMC
CITY CLERK
CITY OF HOMESTEAD

Published: The Miami Herald, April X, 2007

EXHIBIT "A"

XII. Certificate of Written Notice Mailing to Owners Within 600 Feet



Florida Real Estate Decisions, Inc.

March 20, 2007

City of Homestead
Development Services
790 N. Homestead Boulevard
Homestead, Florida 33030

Re: Property Owners List
Within 600 feet of:

14 57 38
SE1/4 OF SW1/4

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 600 feet of the subject property listed above. This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

Maureen E. Hudson

Maureen E. Hudson

MEH/ms

cc: Martin Schneider, AICP
Principal Planner
ILER PLANNING GROUP
Harbour Point Plaza
11000 Prosperity Farms Rd, Suite 206
Palm Beach Gardens, Florida 33410

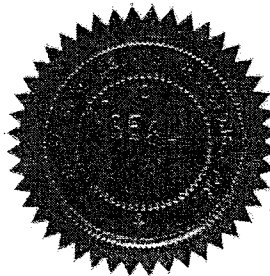
*Number of Labels: 122

16375 N.E. 18th Avenue
Suite 300
Miami, FL 33162
(305) 757-6884

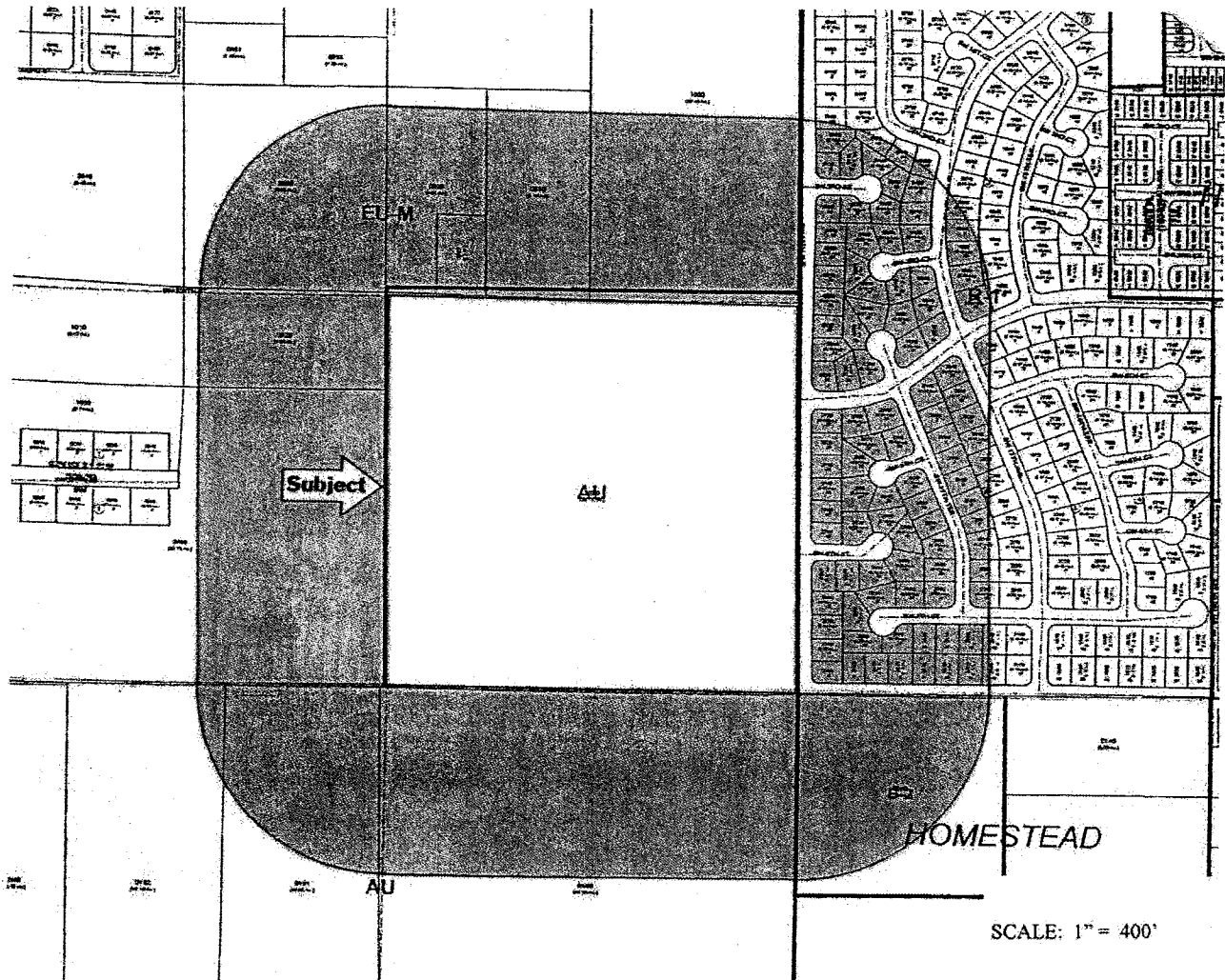
1500 West Cypress Creek Rd.
Suite 409
Ft. Lauderdale, FL 33309
(954) 761-9003

12765 Forest Hill Blvd
Suite 1314
Wellington, FL 33414
(561) 798-4423

WWW.FREDIFL.COM



XIII. Area Map of Property Owners Within 600 Feet of "Area SW"



XIV. Mailing Labels of Property Owners Within 600 Feet of "Area SW"

1078140060100 GRANT R KENNER & PATRICIA REICH 185 SW 18TH AVE HOMESTEAD, FL 33030-6619	1078140060110 YVETTE AYALA 155 SW 18TH AVE HOMESTEAD, FL 33030-6619	1078140060120 PERRY COLLIER 1799 SW 3RD ST HOMESTEAD, FL 33030-6603
1078140060130 EDDIE ROSALES 1795 SW 3RD ST HOMESTEAD, FL 33030-6603	1078140060140 JERRY DIAZ & MARGARITA TEJEDA 1791 SW 3RD ST HOMESTEAD, FL 33030-6603	1078140060150 MIRTA NIEVES 1789 SW 3RD ST HOMESTEAD, FL 33030-6603
1078140060160 Q COL DEVELOPMENT LLC 18791 SW 356TH ST HOMESTEAD, FL 33034-5403	1078140060170 VICTOR MENDEZ 1794 SW 3RD ST HOMESTEAD, FL 33030-6603	1078140060180 DOROTHY VATTER 12295 NW 2ND ST MIAMI, FL 33182-1201
1078140060190 JOSE B ESCOBAR & W GLADI VELASQUEZ 335 SE 18 AVE HOMESTEAD, FL 33030	1078140060200 MARIA & GIL R BERNAL JTRS 345 SW 18TH AVE HOMESTEAD, FL 33030-6656	1078140060210 GREGORY CRUZ 365 SW 18TH AVE HOMESTEAD, FL 33030-6656
1078140060220 EMILIANO PONCE & W MACRINA 375 SW 18TH AVE HOMESTEAD, FL 33030-6656	1078140060230 RAFAEL SANCHEZ 385 SW 18TH AVE HOMESTEAD, FL 33030-6656	1078140060240 CLARA M JOHNSON & PATRICIA DAVIS 395 SW 18TH AVE HOMESTEAD, FL 33030-6656
1078140060250 CHARLIE DORSEY JR & W JANICE M 1799 SW 4TH ST HOMESTEAD, FL 33030-6667	1078140060260 EDWARD Z DANIELS 1789 SW 4TH ST HOMESTEAD, FL 33030-6667	1078140060270 JUVENAL PICASSO 394 SW 17TH TER HOMESTEAD, FL 33030-6647
1078140060280 JOSE EUCEDA & W ELAINETTE RODRIGUEZ 384 SW 17TH TER HOMESTEAD, FL 33030-6647	1078140060290 ARMINDA GONZALEZ 382 SW 17TH TER HOMESTEAD, FL 33030-6647	1078140060300 ANTOINE CUTLER 2727 NW 59TH ST MIAMI, FL 33142-2248
1078140060310 CARMEN D DEHART 15970 SW 287TH ST HOMESTEAD, FL 33033-1183	1078140060320 O PATRICK FRENCH & W SYLVIA E 1735 SW 4TH ST HOMESTEAD, FL 33030-6608	1078140060330 JUAN VERGARA & W MILVA VERGARA 384 SW 17TH AVE HOMESTEAD, FL 33030-6663
1078140060340 HUGO LARA 1734 SW 3RD CT HOMESTEAD, FL 33030-6605	1078140060350 ROBERT VOSS 1787 SW 3RD CT HOMESTEAD, FL 33030-6605	1078140060360 GABRIEL RODRIGUEZ & W EMMANUELA 1784 SW 3RD CT HOMESTEAD, FL 33030-6605
1078140060370 ROBERT D VOSS 1787 SW 3RD CT HOMESTEAD, FL 33030-6605	1078140060380 CATHERINE SCHLOTZHAUER 1785 SW 3RD CT HOMESTEAD, FL 33030-6605	1078140060390 OSCAR PACHECO & W MARGARITA 1765 SW 3RD CT HOMESTEAD, FL 33030-6605

1078140060400
MARGE BEAUBRUN
1735 SW 3RD CT
HOMESTEAD, FL 33030-6605

1078140060430
LILLY SUE MOSES
234 SW 17TH AVE
HOMESTEAD, FL 33030-6637

1078140060460
STELLA VASILATOS
164 SW 17TH TER
HOMESTEAD, FL 33030-6646

1078140060990
GUADALUPE PONCE RAMIREZ
355 SW 17TH AVE
HOMESTEAD, FL 33030-6638

1078140061020
FRANCISCO RAMIREZ & W VERONICA
395 SW 17 AVE
HOMESTEAD, FL 33030-6638

1078140061050
ANETT MESA
344 SW 16TH TER
HOMESTEAD, FL 33030-6627

1078140062140
PHYLLIS HARRIS &
AMYE ANCRUM
429 SW 17TH TER
HOMESTEAD, FL 33030-6648

1078140062170
ALBERT HERNANDEZ JR
509 SW 17TH TER
HOMESTEAD, FL 33030-6650

1078140062200
GERALD R GLENN
579 SW 17TH TER
HOMESTEAD, FL 33030-6650

1078140062230
WALTER H QUINTYN & W JOYCELINE
679 SW 17TH TER
HOMESTEAD, FL 33030-6600

1078140060410
QUENTIN D WRIGHT
324 SW 17TH AVE
HOMESTEAD, FL 33030-6637

1078140060440
BELIA TREJO
184 SW 17TH TER
HOMESTEAD, FL 33030-6646

1078140060970
BAILEY HARVEY
PO BOX 901352
HOMESTEAD, FL 33090-1352

1078140061000
MAJEUR PROPERTIES INC
PO BOX 935086
POMPANO BEACH, FL 33093-5086

1078140061030
SCAFFORD W OUTAR
18850 SW 294TH TER
HOMESTEAD, FL 33030-2304

1078140061460
VINCENT A HUSSAIN & W MARY E
1696 SW 4TH ST
HOMESTEAD, FL 33030-6607

1078140062150
BENIGNO MANUEL PINEIRO
& W TERESA J PINEIRO
439 SW 17TH TER
HOMESTEAD, FL 33030-6648

1078140062180
JUAN SANDOBAL & W JANET
529 SW 17TH TER
HOMESTEAD, FL 33030-6650

1078140062210
JOHN MCLAUGHLIN & W JILL
PO BOX 343497
HOMESTEAD, FL 33034-0497

1078140062280
LEANDRO REYES & W LINESSA
588 SW 17TH AVE
HOMESTEAD, FL 33030-6641

1078140060420
ROLANDO CONTRERAS
264 SW 17TH AVE
HOMESTEAD, FL 33030-6637

1078140060450
RAMIRO GAMINO & W MARIA S
174 SW 17TH TER
HOMESTEAD, FL 33030-6646

1078140060980
JAIME VENTO & W LEONOR
325 SW 17TH AVE
HOMESTEAD, FL 33030-6638

1078140061010
MIGUEL GUEVARA
14202 SW 55TH ST
MIAMI, FL 33175-5986

1078140061040
OMAR MESA
700 NW 219TH AVE
HOLLYWOOD, FL 33029-0906

1078140061470
FERNANDO EDUARDO DOMINGUEZ
1685 SW 5TH ST
HOMESTEAD, FL 33030-6610

1078140062160
MARY S SOTO
449 SW 17TH TER
HOMESTEAD, FL 33030-6648

1078140062190
JOSE NOEL MIRANDA & W FATIMA
549 SW 17TH TER
HOMESTEAD, FL 33030-6650

1078140062220
JOSEFINA PEREZ
669 SW 17TH TER
HOMESTEAD, FL 33030-6600

1078140062290
JEROME D KOIVISTO
568 SW 17TH AVE
HOMESTEAD, FL 33030-6641

1078140062300
AMALIA ALVAREZ
548 SW 17TH AVE
HOMESTEAD, FL 33030-6641

1078140062330
JERRY G TERRY & W BERNICE P
448 SW 17TH AVE
HOMESTEAD, FL 33030-6639

1078140062360
EVELYN MCINTYRE
699 SW 18TH AVE
HOMESTEAD, FL 33030-6660

1078140062390
LORIAN MALLARY & W JEANETTE
1799 SW 8TH ST
HOMESTEAD, FL 33030-6621

1078140062420
JANICE M HARRIS
1773 SW 8TH ST
HOMESTEAD, FL 33030-6621

1078140062450
MARIA I RIVERA
1737 SW 8TH ST
HOMESTEAD, FL 33030-6621

1078140062500
ALBERTO RIVERA &
MARIA T GARCIA
1736 SW 7TH ST
HOMESTEAD, FL 33030-6618

1078140062530
PEDRO PAZ JR & W ALBA LOERA
12945 SW 211TH TER
MIAMI, FL 33177-7440

1078140062560
CHRISTOPHER M FOLDS & W SILVIA E
1775 SW 7TH ST
HOMESTEAD, FL 33030-6618

1078140062590
DAMACIO ARCINIEGA & W SANDRA
668 SW 17TH TER
HOMESTEAD, FL 33030-6651

1078140062310
TOMAS RINCON
& W OLIVA REYES
528 SW 17TH AVE
HOMESTEAD, FL 33030-6641

1078140062340
MANUEL ROMERO
& W FELICIA PAZ MATOS
428 SW 17TH AVE
HOMESTEAD, FL 33030-6639

1078140062370
JUNITA B MAJOR
729 SW 18TH AVE
HOMESTEAD, FL 33030-6668

1078140062400
HANNA M LODGE &
ANTOINETTE LODGE
1795 SW 8TH ST
HOMESTEAD, FL 33030-6621

1078140062430
BETTY MANRIQUE
1761 SW 8TH ST
HOMESTEAD, FL 33030-6621

1078140062460
ALBA ROSA PERDOMO
1715 SW 8TH ST
HOMESTEAD, FL 33030-6621

1078140062510
ERNESTA JONES
1748 SW 7TH ST
HOMESTEAD, FL 33030-6618

1078140062540
ORALIA MORALES PATLAN
1790 SW 7TH ST
HOMESTEAD, FL 33030-6618

1078140062570
GEORGE DE SOTO & W LUZ
1767 SW 7TH ST
HOMESTEAD, FL 33030-6618

1078140062600
NANCY R PARDO
598 SW 17TH TER
HOMESTEAD, FL 33030-6651

1078140062320
VICTORIA SANCHEZ
& H ROLANDO B BOLANOS
508 SW 17TH AVE
HOMESTEAD, FL 33030-6641

1078140062350
CHARLES & LAURA NESS
7500 SW 173RD ST
MIAMI, FL 33157-4839

1078140062380
DAVID BOHN & W MARY
759 SW 18TH AVE
HOMESTEAD, FL 33030-6668

1078140062410
JOSE A NEGRON
1785 SW 8TH ST
HOMESTEAD, FL 33030-6621

1078140062440
BETTY GRANT
1749 SW 8TH ST
HOMESTEAD, FL 33030-6621

1078140062490
BOYD VALENTINE & W BETTY A
1714 SW 7TH ST
HOMESTEAD, FL 33030-6618

1078140062520
GARY CLAYTON & W GLENDORA
1768 SW 7TH ST
HOMESTEAD, FL 33030-6618

1078140062550
ROSA Y PEREZ
1781 83 SW 7 ST
HOMESTEAD, FL 33030-6618

1078140062580
TORRELL A MATHIS & W ANGELA
3011 SW 150 AVE
HOMESTEAD, FL 33033

1078140062610
RICARDO RAMIREZ
& W SUSAN A RAMIREZ
1700 NW 12TH AVE
HOMESTEAD, FL 33030-2957

1078140062620 JOHNNY QUINDE & W MATILDE A 528 SW 17TH TER HOMESTEAD, FL 33030-6651	1078140062630 RALPH C ROCHETEAU & W SHEILA 508 SW 17TH TER HOMESTEAD, FL 33030-6651	1078140062640 ENDINIA CORONADO 1780 SW 5TH CT HOMESTEAD, FL 33030-6613
1078140062650 PATRICIA ALDRIDGE 1784 SW 5TH CT HOMESTEAD, FL 33030-6613	1078140062660 LEONARDO A BALSERA 1785 SW 5TH CT HOMESTEAD, FL 33030-6613	1078140062670 LEONARDO A BALSERA & LEONARDO O BALSERA JTRS 1781 SW 5TH CT HOMESTEAD, FL 33030-6613
1078140062680 JOHNNY A QUINDE & W MATILDE A QUINDE 13849 SW 275TH TER HOMESTEAD, FL 33032-3205	1078140062690 BLANCA E HERNANDEZ 1776 SW 4TH ST HOMESTEAD, FL 33030-6609	1078140062700 INOSENCIA MENDOZA 1786 SW 4TH ST HOMESTEAD, FL 33030-6609
1078140062710 STEPHANIE ISABEL BRAVO 1798 SW 4TH ST HOMESTEAD, FL 33030-6609	1078140062720 JAIME MARIN & W JULY C 439 SW 18TH AVE HOMESTEAD, FL 33030-6671	1078140062730 DENNIS C HUDSON & W AMY 459 SW 18TH AVE HOMESTEAD, FL 33030-6671
1078140062740 GWENDOLYN TERRY LEE & H ALBERT O LEE 529 SW 18TH AVE HOMESTEAD, FL 33030-6658	1078140062750 PEDRO RAMIREZ & ROSALINDA MAGALLAN 549 SW 18TH AVE HOMESTEAD, FL 33030-6658	1078140062760 MARIA RAMIREZ & H JOE P RAMIREZ 1799 SW 6TH ST HOMESTEAD, FL 33030-6615
1078140062770 LUCIO CORONA 1795 SW 6TH ST HOMESTEAD, FL 33030-6615	1078140062780 JEFFREY ROBERTS & W LONA 1791 SW 6TH ST HOMESTEAD, FL 33030-6615	1078140062790 FRANCISCO CASTILLO 1787 SW 6TH ST HOMESTEAD, FL 33030-6615
1078140062800 GREGORY F MITCHELL & W CHRISTINA D 1786 SW 6TH ST HOMESTEAD, FL 33030-6615	1078140062810 FIDEL G RODRIGUEZ & W CECILIA 30060 SW 154TH AVE HOMESTEAD, FL 33033-3582	1078140062820 GEORGE J THOMPSON SR & CYNTHIA D HARVEY 1794 SW 6TH ST HOMESTEAD, FL 33030-6615
1078230000110 LUCY STREET COMMERCIAL LAND LLC 8061 NW 155TH ST HIALEAH, FL 33016-5874	3078140000900 KAVLAR LLC PO BOX 343064 HOMESTEAD, FL 33034-0064	3078140000901 LEONARD CAVALLERO PO BOX 343064 HOMESTEAD, FL 33034-0064
3078140000910 KAVLAR LLC PO BOX 343064 HOMESTEAD, FL 33034-0064	3078140000920 KAVLAR LLC PO BOX 343064 HOMESTEAD, FL 33034-0064	3078140000980 OCEAN INVESTMENT MANAGEMENT CORP 790 NW 72ND ST MIAMI, FL 33150-3613
3078140000990 MURRAY I MANTELL & LENORE GAYNOR 5900 SW 84TH AVE MIAMI, FL 33143-1545	3078140001000 KAVLAR LLC PO BOX 343064 HOMESTEAD, FL 33034-0064	3078230000180 32800 DEV CO LLC 14629 SW 104TH ST STE 306 MIAMI, FL 33186-290

3078230000181

GREC HOMES VII LLC
8500 SW 8TH ST STE 228
MIAMI, FL 33144-4002

3078230000182

GREC HOMES VII LLC
8500 SW 8TH ST STE 228
MIAMI, FL 33144-4002

XV. Certificate of Publication of Public Hearing Notice and Public Advertisement Copy

The Miami Herald el Nuevo Herald
www.herald.com www.elherald.com

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF DADE

Before the undersigned authority personally
appeared:

OLGA L. ARCTA

who on oath says that he/she is

CUSTODIAN OF RECORDS

of The Miami Herald, a daily newspaper published at
Miami in Dade County, Florida; that the attached
copy of advertisement was published in said
newspaper in the issues of:

*The Miami Herald, Metro Section,
Page 5B, Dated Monday, April 9, 2007*

Affiant further says that the said The Miami Herald
is a newspaper published at Miami, in the said Dade
County, Florida and that the said newspaper has
heretofore been continuously published in said Dade
County, Florida each day and has been entered as
second class mail matter at the post office in Miami,
in said Dade County, Florida, for a period of one
year next preceding the first publication of the
attached copy of advertisement; and affiant further
says that he has neither paid nor promised any
person, firm or corporation any discount, rebate,
commission or refund for the purpose of securing
this advertisement for publication in the said
newspaper(s).

Olga L. Arcta
Sworn to and subscribed before me this
11th day of April, 2007

My Commission
Expires:

Maria N. Hernandez
Notary

NOTARY PUBLIC-STATE OF FLORIDA
MARIA N. HERNANDEZ
Commission #DD589540
Expires OCT. 07, 2010
JAMES H. HERNANDEZ, JR.

Client Name: CITY OF HOMESTEAD DEVELOP.
Advertiser: Metro and State/State/Dade
Section/Page/Zone: Metro and State/State/Dade
Ad Number: 776985501
Insertion Number: 776985501
Size: 2X7.0
Color Type: B&W

THE MIAMI HERALD / April 9, 2007

CHILD CARE

Day-care funding scarce

By LARRY GREEN

The children in the city of Homestead are the most vulnerable, and the city is doing everything it can to help them. But the city is facing a huge challenge: finding enough day-care for all the children who need it. The city is currently only able to provide for about 100 children, while there are over 1,000 in need. The city is trying to find ways to increase its funding, but it is facing a lot of opposition from the private sector.



THIRTEEN MONTH-OLD LUCAS (left) and his mother, Mrs. LUCAS, are seen at the Homestead Community Center. The center is one of the few places where Lucas can get day-care.

FEDERAL CUTS
Not only is the city of Homestead facing a huge challenge, but it is also facing a huge loss of federal funding. The city is currently only able to receive about 10% of the federal funding it used to receive. This has made it even more difficult for the city to provide day-care for its children.

The city is currently only able to provide for about 100 children, while there are over 1,000 in need. The city is trying to find ways to increase its funding, but it is facing a lot of opposition from the private sector. The city is also trying to find ways to increase its own funding, but it is facing a lot of opposition from the private sector.

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SUBSIDIZED DAY CARE

When it comes to day-care, the city of Homestead is one of the few places where parents can get subsidized day-care. The city is currently only able to provide for about 100 children, while there are over 1,000 in need. The city is trying to find ways to increase its funding, but it is facing a lot of opposition from the private sector.

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EXPERIENCE THIS.

Go on all the adventures...
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PUBLIC NOTICE

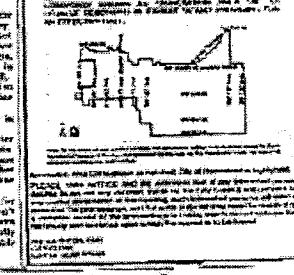
Notice is hereby given of the following temporary public hearing...
Temporary Public Hearing

Notice is hereby given of the following temporary public hearing...
Temporary Public Hearing

NOTICE OF PUBLIC HEARING

CONSIDERATION OF ANNEXATION
CITY OF HOMESTEAD, FL

Notice is hereby given of the following temporary public hearing...
Temporary Public Hearing



INCORPORATION AND ANNEXATION

COMMUNITY MEETING NOTICES

The following is a notice of the upcoming community meeting...
Community Meeting

Meeting Notice for the Week of April 2, 2007 through April 11, 2007

Meeting Notice for the Week of April 2, 2007 through April 11, 2007

Meeting Notice for the Week of April 2, 2007 through April 11, 2007

Meeting Notice for the Week of April 2, 2007 through April 11, 2007

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Meeting Notice for the Week of April 2, 2007 through April 11, 2007

Meeting Notice for the Week of April 2, 2007 through April 11, 2007

TEACHERS

I help your students learn financial responsibility with fun lessons on money and banking

Money Matters

Made possible by a grant from Bank of America

Running every Tuesday beginning April 10th-May 29th in the Miami Herald and El Nuevo Herald Newspaper.

To order newspapers call 305-376-3336

To order newspapers call 305-376-3336

To order newspapers call 305-376-3336

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To order newspapers call 305-376-3336

To order newspapers call 305-376-3336

XVI. Consent to Petition for Annexation from "Area SW" Property Owner

AVENUE B DEVELOPMENT, LLC

406 SW 1ST STREET,
FLORIDA CITY, FL 33034
OFFICE: (786) 243-2527
FAX: (786) 253-2849

April 26, 2006

Mr. Curt Ivy
City Manager
City of Homestead
790 N. Homestead Blvd
Homestead, FL 33030

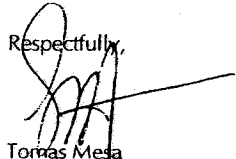
RE: Keys Sunset Parcel
Folio #: 30-7814-000-1020

Dear Mr. Ivy:

This letter will serve as confirmation of our desire to annex the above subject parcel into the City of Homestead's current boundary. Please be aware our intentions are to develop this parcel into single family homes in the near future.

I would appreciate your assistance in guiding us through this process. Please do not hesitate to contact me should you have any questions.

Respectfully,


Tomas Mesa
President

CONSENT TO PETITION FOR ANNEXATION

(Pursuant to Section 20-9, Code of Miami-Dade County)

The undersigned, who is the sole property owner or represents the sole property owner, and is not a registered elector in the annexation area, hereby requests/consents to the annexation of the property referenced below into the City of Homestead.

Date: _____

Address of Property: Between SW 328th Street and SW 324th Street, and between SW 194th Avenue and SW 192nd Avenue.

Legal Description: 14 57 38 40 AC SE1/4 OF SW1/4 LOT SIZE IRREGULAR OR 20392-3887 052002 2(2) COC 24187-2462 01 2096 1.

Folio Number: 30-7814-000-1020

Area Size: 40 acres

Property Owner:
(As listed with County
Property Appraiser)

Name: Avenue B. Development, LLC

Address: 406 SW 1 ST, FLORIDA CITY, FL 33034

Signature of
Owner/Representative: _____

Printed Name of
Owner/Representative: _____

Title: _____


XVII. County Certificate Regarding Residential Development of Area

Memorandum



Date: May 11, 2007

To: Kay Sullivan, Director
Clerk of the Board

From:  Subrata Basu, Interim Director
Department of Planning and Zoning

Subject: Certification of the City of Homestead's Proposed "Annexation Area SW" as Described in City Resolution No. 2007-04-46

This memo will serve to certify that, in accordance with Sec. 20-9 (a) of the Code of Miami-Dade County, I have determined that:

- o The proposed annexation area, described below, is less than 50 percent developed residential. Specifically and according with the 2007 land use records, as shown in the attached table and figure, there are no lands in residential use within the proposed annexation area.
- o The general boundaries of the proposed annexation area 'SW' are SW 324th Street to the north, SW 192nd Avenue to the east, SW 328th Street to the south and SW 194th Avenue to the west. The full legal description of the proposed annexation area, which totals approximately 39.8 acres, is attached as Exhibit A.

Attachments

SB:MW:TSB:GL

cc: Jorge Fernandez, Office of Strategic Business Management
Craig Collier, County Attorney's Office

**Homestead Annexation Area SW
2007 Existing Land Use**

Land Use	Annexation Area (Acres)	Annexation Area (Percent Of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	107,711.5	7.0
Commercial & Office	0.0	0.0	14,769.1	1.0
Industrial	0.0	0.0	16,717.2	1.1
Institutional	0.0	0.0	13,568.1	0.9
Parks/Recreation	0.0	0.0	789,628.2	51.0
Transportation, Communication, Utilities	0.0	0.0	86,666.7	5.6
Agriculture	39.8	100.0	68,463.0	4.4
Undeveloped	0.0	0.0	133,774.1	8.6
Inland Waters	0.0	0.0	317,413.4	20.5
Total:	39.8	100.0	1,548,711.3	100.0

Source: Miami-Dade County Department of Planning and Zoning, Research Section May, 2007

Exhibit A

The legal description of the proposed City of Homestead
Annexation Area SW is:

14 57 38 40 AC SE ¼ LOT SIZE IRREGULAR OR
20392-3887 052002 2(2) COC 24187-2462 01 2006 1.

City of Homestead
Florida